Sarai Juliana Cooperative House Building Society Ltd., Sukhdev Vihar

4562. SHRI A. NALLASIVAN: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the details of cases in the Sarai Juliana Cooperative House Building Society Ltd., Sukhdev Vihar where the allottees of the plots have requested the D.D.A. to allow them to deposit the amount/penalty/demanded by the department subject to the decision by grant of extension of time to start the construction work; and

(b) on what merits the requests were turned down by the D.D.A.?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) The DDA has reported that there is only one case in the Co-operative House Building Society Cell which relates to plot No. 23, Sarai Juliana Coop. House Building Society Ltd. known as Sukhdev Vihar, wherein Shri Piara Singh. the sub-lessee, was advised to make a payment of Rs. 25,118/- on account of compisition charges for condonation of delay in construction for the period upto 31-12-1993 subject to withdrawal of the Court Case. Shrr Piara Singh made a request to allow him to deposit this amount of Rs. 25,118/- subject to the decision of the High Court in the writ Petition filed by him.

(b) Since Shri Piara Singh did not comply with the conditions contained in the orders of the competent authority conveyed to him regarding making the payment, as stated at 'a' above, the request of Shri Piara Singh was not acceded to.

Action against the erring officers of DDA

4563. SHRI A. NALLASIVAN: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that Government have received several complaints during the year 1993 from the allottees of the plot holders that the Senior officers of the Delhi Development Authority are flouting the policy/guidelines regarding exemption of relay period;

(b) if so, what action has been taken by Government against the erring officers of the DDA who are unnecessarily inciting the litigation and wasting the public money as well on the representation of the allottees;

(c) what is the criteria laid down by the DDA regarding exemption of litigation period in the cases where no orders are in operation by the courts/registrar regarding staying the construction work; and

(d) the details of cases where the allottees of the plots have requested the Department for allowing to deposit the 'Composition Fee' subject to the decision of the court and what action has been taken by the Chief Legal Advisor and Court cases filed during the tenure of the Vice Chairman and total amount spent on litigation during the said period?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) and (b) DDA has reported that a complaint to this effect has been received from Shri Piara Singh, Sub-lessee of plot No. 23, Sarai Juliana Cooperative House Building Limited. DDA has denied that its senior officers are flouting the policy guidelines in his case.

(c) No criteria, as such, has been laid diwn by the DDA to decide such cases. However, the Vice-Chairman,

DDA, by virtue of powers delegated to him, decides the cases keeping in view the subsisting policy guidelines as the merits/circumstances of a particular case may warrant.

(d) DDA has reported that there is no such case except the case of Shri Piara Singh, Sub-lessee of plot No. 23, Sarai Juliana Cooperative House Building Society Limited, who has made a request to DDA for allowing him to deposit the demanded composition fee subject to the decision of the court case.

The case of Shri Piara Singh was examined and, as per the advice of Chief Legal Adviser, DDA, the decision already taken by the Vice-Chairman, DDA and communicated to Shri Piara Singh, vide DDA's letter dated 22.12.1992, is to be adhered to. Accordingly, a reply was sent to Shri Piara Singh on 6.8.1993.

The total amount spent on litigation in this case can be ascertained only after its final disposal by the Court.

Laying sewer in Laxmi Nagar, Delhi

4564. SHRI GAYA SINGH: Will the Minister of HUMAN DEVELOPMENT be pleased to state:

(a) whether estimates have been prepared and money allocated for laying sewer in different blocks of Laxmi Nagar;

(b) if so, the details thereof; and

(c) by when the work will start?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) and (b) Delhi Water Supply and Sewage Disposal Undertaking has reported that an estimate amounting to Rs. 92 lacs has been sanctioned for providing/laying internal sewers in 17 colonies of Laxmi Nagar.

(c) As reported by D.W.S. and S.D.U. tenders have been invited for all the colonies under 8 groups and works will be taken in hand on award of works.

Principles for exemption of litigation in DDA

4565. SHRI N. E. BALARAM: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether valid extension of time is not mandatory for sanction or revalidation of the Building Plans to proceed with the construction work on the plot after a period of three years from the date of releasing the building activity by the DDA;

(b) what are the principles Governing for exemption of litigation period on merits laid down by the DDA in the cases where no orders are in operation by the courts for staying the construction work on the plots; and

(c) whether the allottee of the plot can proceed with the construction work on the plot beyond the valid extension period in those cases where the building plan is valid for one year but the extension of time was valid only for one month and the Department (DDA) is bound to grant the extension later on?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) According to the DDA, as per the terms of lease deed/sub-lease deed, the lessee/sub-lessee of a plot is required to complete the construction within a stipulated period. If the building is not constructed within the stipulated period, time estimated is rekuired to be obtained by the lessee/sub-lessee for sanction/revalidation of building plans, which is granted in accordance with the guidelines dated 1-5-91 issued with the approval of the Lessor/Lt. Governor.

(b) No separate guidelines/principles have been laid down by the DDA to decide such cases. However, VC, DDA, by virtue of powers delegated to him, decides the cases keeping in view the existing policy guidelines as per the particular circumstances of various cases.